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ABSTRACT

The goal of this research study was to find factual information on the status and trends of black landownership in Tennessee. Information was collected on institutional practices associated with land transfers. One hundred forty-seven black landowners from three predominately black counties participated in the study. A questionnaire was developed to collect research data on the attitudes of blacks toward rural land ownership, the perceptions of blacks regarding institutional transfer practices of rural land, and the perceptions of blacks toward rural landownership. Analysis of variance was used to evaluate the data according to demography, sex, age, and attitude agreement or disagreement. The results of the report led to several conclusions. Black landowners are in dire need of more knowledge regarding real estate legal matters. A large percentage of black owner rural land was lost by illegal means. The illiteracy among rural blacks contributed to land loss, primarily because of their inability to effectively negotiate real estate transactions. Also, black rural landowners did not identify with the local courthouse establishment. One hundred one tables and an appendix of special or unusal landownership case studies is included. (Author/JP)

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A STUDY OF RURAL LANDOWNERSHIP, CONTROL PROBLEMS AND ATTITUDES OF BLACKS TOWARD RURAL LAND

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VOLUME I

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1976

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Total Number of Tables 101

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Chapter I

INTRODUCTION

Problem Statement

The decline in black owned rural land did surface as a major issue within the past few years. Developing strategies to arrest this rapid decline in real estate has been a high priority on the agenda of concerns in the black community. For the land base of all ethnic groups in America is inextricably intertwined with their potential for social, political and economic progress.

The number of black farmers declined tremendously after World War II. Unlimited job opportunities were available in large urban centers. Farm mechanization forced thousands of tenant farmers out of jobs. In Tennessee alone, black operated farms dropped from 14,302 in 1959 to 4,930 in 1969.

Some of the reasons cited for the precipitous decline in rural landownership include: (Griggs, 1974)

1. Black migration from the South to Northern and Western Cities,
2. General illiteracy among rural blacks, and
3. Chicanery perpetrated by unscrupulous lawyers, land speculator, and county officials.

There was no accurate information on the actual extent of this acreage decline or on the types of title transfer arrangements made by black landowners in Tennessee. Also, no information was available relative to attitudes, opinions, and values held by blacks with respect to rural land. This circumstance was a matter of considerable concern,

particularly within the black community and had generated a number of hypothesis about the causes and remedies. Because of these factors, this study was undertaken to yield factual information on the status and trends of black landownership in Tennessee, provide information in regard to the institutional practices associated with land transfers, and determine the attitudes held by blacks toward rural land in Tennessee.

Questions

This study was designed to investigate the following specific questions:

1. What is the extent of black owned rural land in Tennessee?
2. What are the institutional practices associated with rural land transactions?
3. What are the attitudes held by blacks with respect to the ownership of rural land?
4. Have real estate officials been unfair to blacks in land matters, particularly through abusive uses of legal codes?
5. Are there a significant number of blacks who are unaware of real estate legal matters?
6. Are blacks still loosing land at an accelerated rate?
7. What are the specific reasons why blacks have lost land?
8. What is the percentage of rural acreage used as a primary and secondary source of family income?
9. Is there a high percentage of black owned rural land controlled by individuals 55 years of age and older?
10. Are individuals between the ages of 22 and 38 more aggressively seeking ownership to plots of rural acreage?

Limitations of the Study

The 1964 census of Agriculture data revealed that there was a wide variance in the number of black farm operators in the 95 counties in the State of Tennessee. These data further indicated that there was a range of zero black farm operators in a number of counties to over 300 in several others, with the highest number being in the middle and Western portions of the State.

To insure participation of an adequate number of black landowners in this study, the research population was geographically limited to three of the counties more densely populated with blacks--Maury, Fayette, and Haywood Counties.

A random sample of 147 landowners were chosen to participate in the study.

Definition of Terms

1. Landowner refers to a principal owner(s) of a plot of rural land one or more acres in size.
2. Rural land refers to acreage located in a community with a population of 2,500 or less.
3. Farm operator refers to an individual(s) who utilizes rural acreage as a primary or secondary source of family income. That individual(s) may or may not be the principal owner of the property.
4. Tenant farmer refers to an individual(s) who rents rural acreage. The family lives on the property and often pays a portion of or the total amount of the expenses incurred with assets gained from the marketing of produce.

5. Land transation refers to communication between courthouse personnel, land speculators, or real estate officials and the landowner.

Chapter II

METHODOLOGY

Research Sample

A review of the 1969 Census of Agriculture data revealed that in the 95 counties in the State of Tennessee a small percentage did not have black inhabitants who were farm operators, particularly in the Eastern portion of the State. The research sample was taken from three of the counties more heavily populated with black farmers, Maury Fayette and Haywood.

The researchers were assisted by the Farm Home Administration and Mid Cumberland Region Project in the identification of the 147 black landowners who participated in the study.

Instrumentation

A 30 question questionnaire was developed to collect research data. A small section of the instrument was designed to obtain demographic data from subjects. With the exception of the demographic section, the questionnaire was divided into three sections, with 10 questions per section.

The questionnaire address three areas:

"Attitudes of Blacks Toward Rural Land,"

"Perception of Blacks with Respect to Institutional Practices Associated with the Transfer of Rural Land," and

"Perception of Blacks with Regard to the Status and Trends of Rural Landownership."

The questionnaire was field tested in Sumner County Tennessee. Fifty landowners were administered the questionnaire. The primary purpose of this activity was to improve the readability, understanding, objectivity and practicality of the instrument.

Data Collection

A visit was made to the courthouse of each of the target counties to review the record keeping procedure. This included a visit to the office of the Registrar and the county Tax Assessor. The office of the Registrar contained records of property transfers, land acreage, and the amount of money paid for land. The Tax Assessor's office provided current information on property assessment for tax purposes.

While engaged in the process of field testing the research questionnaire, it became obvious to the researchers that a vast majority of landowners were unable to complete the questionnaire without direct assistance. Consequently, the decision was made to have all questionnaires completed by professionals with training in interviewing. In each county, professionals were employed to administer the questionnaire in an interview type setting. All were presently or formerly public school teachers. All were brought to the university campus and given three hours of instruction in interviewing by a psychologist.

The questionnaire was administered on a door-to-door basis to 147 landowners. The first portion of the questionnaire required that subjects provide demographic data which in this case included: sex; age; number of children; value of land; year land was purchased; use of land; marital status; number of acres owned; price paid for land;

and employment status. The subjects were instructed to respond to the latter 30 questions on a likert-type continuum: Strongly Agree; Agree; Strongly Disagree; Disagree; and No Opinion.

Chapter III

RELATED LITERATURE

Economic Status of Rural Black Landownership

The economic status of this nation has depended greatly on the efficient utilization of farm land. A great proportion of farm labor supply has been provided by blacks. According to Browne, (1973, p. 19) blacks have been closely attached to land, whether through field production or domestic service on farms or plantations.

Following emancipation blacks engaged more vigorously in land based pursuits, beginning by agreeing to share crop with white landowners. It is estimated that by 1910, blacks owned 15 million acres of land, which was the peak year of black landownership in the United States. By 1920, the total number of farms operated by blacks was 926,000 which was one seventh of all farmers in the United States. Included in this number were tenant farmers who supplied all of the labor and exercised managerial functions being paid with a share of the crop (Browne, 1972, p. 19 and Beale, 1966, p. 170).

In the rural South, studies have indicated that landownership by blacks tend to be highly correlated with characteristics which are generally regarded as worthy of encouragement within the black community. "Land owning blacks have proved to be more likely to register and to vote, and more likely to run for public office than non landowners" (Browne, 1973, p. 24-25). In effect, according to Salamon (1971, p. 17-18) landownership gives blacks a measure of independence.

sense of security, dignity, and power which is of crucial importance to the elevation of the social and economic status of the black community.

Characteristics of the Black Farm

Beale (1973, p. 179) disclosed that black farms have been small and this was due in part to their lack of capital. In 1935, the average size of a black operated farm in the South was 44 acres; white farms averaged 131 acres. In 1959, the average white farm nearly doubled, rising to 249 acres. The average size of black farms in 1959 was 52 acres, an increase of just 8 acres since 1935.

Further studies by Beale indicated that since 1910 the amount of land owned by black farmers has steadily gone downward with the exception of the period from 1940 to 1950. "During that one decade under the prosperous conditions of the War and immediate post War period, there was a growth in both the number of Negroes and farmers who owned land." (p. 196)

"Tennessee is a parallelogram approximately 100 miles wide and 450 miles long," (Graham, 1967, p. 12). It is divided into three sections, East, Middle, and West Tennessee. According to Graham, (1967, p. 20) the fertile black soil in West Tennessee is the most prosperous for farmland. Almost 60 per cent of the State's blacks live in West Tennessee, (p. 22) with 70 per cent of the population in Fayette County being black.

Migration and The Decline of Landownership

Time Magazine (December 7, 1972) cites black migration to the North as one of the major factors that has contributed significantly to the precipitous decline in black landownership. Moreover, it is postulated that more recently thousands of blacks have sold acres of their land to make way for new industries, tourist facilities, and suburban development.

A report from the National Advisory Commission on Civil Disorder (1968, p. 239) revealed that in 1910, 91 per cent of the nations 9.8 million blacks lived in the South. The report also stated that "twenty-seven percent of American Negroes lived in cities, 92,500 persons or more, as compared to forty-eight per cent of the Nation's white population." According to the report, "by 1966, the Negro population had increased to 21.5 million and two significant geographic shifts had taken place. The proportion of Negroes living in the South had dropped to 55 per cent and about 69 per cent of all Negroes lived in metropolitan areas." (p. 239)

Black migration began after the Civil War, and accelerated during World War I when jobs were created in the North. After the War, the depression slowed the migration, however, it boomed again after World War II. Poverty of most black farmers worked both to push blacks out of farming and to make the attractions of city life irresistible.

A study cited by Bennett (1971, p. 36) stated that over three million Southern blacks migrated to the big urban centers of the North between 1940 and 1960. Also according to Bennett, almost everyone assumed that the Northward flow slowed down during the years of hope

spawned by protests and changes of the sixties. But recent census figures show that 1.4 million blacks left the South between 1960 and 1970.

Further studies in Newsweek (1974, p. 38) indicated that within the past two to three years a new phenomenon seems to be developing. There is evidence that a trend of "reverse black migration" is taking place. Because of the deterioration of the quality of city life coupled with high crime rates, over-crowdedness, pollution, and unemployment, thousands of black professionals as well as the unskilled are returning South. For many it is a return home, for others who have never lived in the South, it is a move to a more comfortable environment in search for better economic conditions. Between 1971 and 1973, 247,000 blacks moved to the South while only 166,000 moved out (Newsweek, 1974, p.38).

The Decline of Landownership

Within the past three years two major reports have been released on the decline in black owned rural land. In 1973, Robert Browne of the Black Economic Research Center in New York released a study entitled Only Six Million Acres: A Decline of Black Owned Land In Rural South. Another study was completed by Lester Salamon in 1974 entitled, Black Owned Land: Profile of Disappearing Equity Base. In addition, an Emergency Land Fund Program, under the auspices of the Black Econimic Research Center, has been created for the specific purpose of addressing this problem of declining black ownership of land and of providing

opportunities for people to remain on land.

The issues addressed by Browne and Salamon (1973 & 1974) clearly implies that there were more than 12 million acres of land in the South owned in full or in part by blacks in 1950 and had declined to less than 6 million by 1969. For the same period, the number of black full and part owners declined from 193,000 to less than 67,000. Salamon Forcasts that there will come a time when there will be no land owning blacks in the South. However, Beale (1966, p. 204) suggest that the black rural population will not drop below 4,500,000, he also suggest that there might be an increase after about 1970-75.

Browne, (1973) list seven legal reasons for the rapid decline in black landownership.

1. Tax sales (the taking of tax delinquent property by the state and auctioning it off to the highest bidder).
2. Partition sales (the number of heirs and the size of property is such that it is physically impossible or impractical to actually divide. Therefore property is sold to the highest bidder and proceeds are divided among heirs in the proportion of their interest in the land).
3. Mortgage foreclosures (the loss of mortgaged property due to a delinquent debt).
4. Failure to write wills (results in devolution of property by intestacy. Therefore, one's defense of right to property is weakened considerably).
5. Landownership Limitations placed on welfare recipients (generally, in order to receive Welfare Assistance, one must not

have sufficient income and resources to provide reasonable subsistence compatible with decency and health and assessed value of property must not exceed a certain amount).

6. Eminent Domain (the taking of private property for public use).
7. Voluntary Sale (often black landowners do not receive fair compensation for the sale of their property due to their lack of sophistication in real estate transactions. Also, due to the lack of financial resources and/or technical skills to transform land into a viable investment, landownership is often perceived to be a financial liability rather than an asset to poverty stricken landowners because of the drain of his/her financial resources to pay mortgage and property taxes without any compensating benefits. Therefore, land might be abandoned and left idle or sold for a nominal fee).

Carter G. Woodson, (1930, p. 38) has stated that no money is loaned to rural blacks unless they are landowners and their land has been appraised by the agents of the farm loan bank as having considerable value.

Further studies on land use and control by Andrew (1972, p. 209) indicated that local Tax Assessors tend to value land not at its present use value but at its potential market value, so therefore blacks that own good land do pay very high taxes.

The reasons for the decline of black landowners are very complex and multitudinous. This condition, therefore, motivated the researchers to investigate several unanswered questions germaine to the issue of "Black Rural Land Decline."

Chapter IV

ANALYSIS OF DATA

The two primary statistical techniques used to analyze the data in this study were the one-way analysis of varience and percentage. To more clearly illuminate the findings, 101 tables were prepared. Because of the large number of tables, the researchers found it less desirable to intersperse the tables within the narrative. Rather, the narrative preceeds the list of tables.

A total of 147 subjects participated in the study. They were administered a 30 question questionnaire by trained interviewers. Subjects were also required to provide interviewers with demographic related information. The 30 questions were divided into three sections, with 10 questions to each section that addressed three different topics, i.e., Section I -- Attitudes Toward Land; Section II -- Perception of Institutional Practices Associated with the Transfer of Rural Land; Section III -- Perception of Status and Trends of Rural Landownership.

The questions in the questionnaire are referred to as "variables" throughout this chapter. The questionnaire utilized in the study follows:

Section I
Attitudes Toward Land

Variables

1. Renting land is personally self-fulfilling as owning land.
2. Preserving the natural beauty of land is more important than economic benefits.
3. Landownership is not important to my self image.
4. It is alright to mortgage your land if you pay your bill on time.

5. Ownership of land is becoming more important to individuals in our mobile society.

6. Ownership of land is important to me because it can be passed on to my children.

7. Owning land is important for a personal sense of security.

8. Landownership contributes more to one's feeling of self worth than owning other material goods.

9. One of the best ways of achieving personal status is through landownership.

10. Decisions about who to sell land to should be based upon race.

Section II

Perception of Institutional Practices Associated With the Transfer of Rural Land

Variables

1. Many blacks have lost their land by illegal means.

2. Most real estate officials make sure that blacks clearly understand legal papers in land transactions prior to signing them.

3. The refusal of mortgage companies to make loans to blacks has contributed significantly to the shortage of black owned land.

4. Persons in official capacities often work together to gain possession of black owned rural land.

5. When a landowner dies, real estate officials often make sure that the acreage is evenly divided among relatives.

6. Often individuals mortgage their porperty to buy food and other necessities, but many eventually loose their property.

7. The present system adequately notifies landowners of the time to pay property taxes.

8. Much land is lost because of the failure of landowners to write wills.

9. Often blacks are forced to sell their land, especially when it is valuable.

10. In order to receive welfare assistance, one has to sell his/her land.

Section III
Perception of Status and Trends of Rural Landownership

Variables

1. A sizable number of individuals lost their property because they failed to meet their mortgage obligations.
2. An increasing number of young people are returning South from Northern cities to buy rural land.
3. Most blacks do not have adequate knowledge about the procedures involved in buying and selling land.
4. Due to the changing times, many individuals are holding on to their land.
5. Because of the inability to make land into a profitable investment, many blacks are forced to sell their plots.
6. It is more profitable to own land today than it was ten years ago.
7. Most farm land is not in use; it stands idle.
8. Today, more people are aware of the date their land taxes are due.
9. Most landowners do not trust real estate officials.
10. Many landowners are unsure of the validness of their deeds.

The 101 tables in this chapter are arranged as follows:

Table No.	Category	Description
1-8	A	Demographic Related Data
9-27	B	Analysis of Varience by Sex
28-46	C	Analysis of Varience by Age Group
47-76	D	Percentage of Subjects Agreeing or Disagreeing to Variables
77-101	E	Percentage of Subjects Agreeing or Disagreeing to Variables by Sex

The acres of rural land owned by the 147 subjects in the target counties are rather evenly distributed -- Fayette 4,588; Haywood 3,214;

and Maury 3,555. The total price paid for the 11,327 acres was $741,185 which averages $65.43 per acre (Table 1). The subjects estimated that the acreage is presently worth $1,172,00 (Table 3). The estimated appreciation price of $430,815 is relatively low since 54 subjects purchased their property before 1966 (Table 8).

Table 1 reveals that the average acreage owned by subjects was quite similar. This is also true with respect to the average estimated value of land found in Table 3.

It has been reported that blacks often encounter difficulty in purchasing rural land from white owners. The findings in this study may well corroborate this assertion. Ninety-four or 64% of the 147 subjects indicated that the previous owners of their land were black while only 37 indicated that the previous owners were white, leaving 16 uncertainties (Table 7).

While 90% of the subjects believed that there is a trend toward the purchase of rural land by younger blacks (Table 68), 93 or 63% of the 147 participants in this study were 55 years of age and above.

Tables 28, 30, and 42 indicated that at the .05, .01, and .05 levels respectively, there was a significant difference in the way different age groups perceived the following variables: (1) Renting land is as personally self-fulfilling as owning land, (2) Landownership is important to my self image, and (3) Most blacks do not have adequate knowledge about the procedures involved in buying and selling land. The subjects were divided into four age groups: 0-22; 23-38; 39-54; 55 and above. Landowners 55 years of age and above indicated more strongly that owning land was more self-fulfilling

than renting. Subjects between the age of 23-38 were more adamant in their contention that owning land was important to one's self-image. On the other hand, the 55 and above age group were more confident with regard to their knowledge about the procedures involved in buying and selling land.

In middle-class America the average number of children is approximately 2 per family. In this study 21% or 32 of the families had at least 9 children (Table 6).

Tables 49, 51, 52, 53, 54, and 55 strongly reiterate the assertion that blacks are highly desirous of owning land and that landownership gives a sense of dignity, security and independence.

Many reasons have been cited for the decline in black landownership. Ninety-six per cent of the subjects felt that land loss was primarily due to illegal means (Table 57). Eighty-eight per cent attributed black land loss to two major reasons, i.e., the refusal of mortgage companies to make loans to blacks and persons in official capacities working together to gain possession of black owned land (Table 59, 60).

Wide spread illiteracy has historically had an adverse effect on the quality of life of rural citizens in America. Tables 64, 69 and 76 may well lead the reader to infer that illiteracy is prevalent in rural areas. Ninety per cent of the subjects indicated that land loss is due to failure of blacks to write wills. Ninety-one per cent believed blacks were inadequately prepared with regard to real estate transactions. Eighty-two per cent felt that uncertainty does exist among black landowners with respect to the validness of their land deeds.

A large percentage of the subjects reacted favorably to variables that addressed the tax notification date. Tables 63 and 74 respectively revealed that 93% and 96% of the subjects felt that they were adequately notified of the date to pay property taxes.

Tables 77-101 analyze data by sex. The reader can easily discern that the attitude of both males and females was similar in this study. However, responses were quite different regarding variable 1 -- Section I and variable 4 -- Section I.

One point of particular interest is found in Table 79. While 72% of the male subjects agreed that "It is alright to mortgage your land if you pay your bill on time," only 57% of the female subjects agreed to the concept.

It may be safe to conclude that in the families where male figures have been more dominant and this "permissive" attitude more prevalent, the loss of rural land has been greatest. It is a well known fact that those families who mortgage their rural acreage are rarely able to regain full possession.

CATEGORY A

TABLE 1

NUMBER OF ACRES BY COUNTIES

COUNTY	NUMBER REPORTING	NUMBER OF ACRES	AVERAGE NO. OF ACRES
Fayette	48	4,588	94
Haywood	47	3,214	68
Maury	50	3,555	71
TOTAL	145	11,327	

TABLE 2

PRICE PAID FOR LAND BY COUNTIES

COUNTY	NUMBER REPORTING	TOTAL PRICE PAID FOR LAND	AVERAGE PRICE PAID
Fayette	30	$402,855	$13,428
Haywood	39	203,055	5,206
Maury	24	135,275	5,636
TOTAL	93	$741,185	

TABLE 3

ESTIMATED VALUE OF LAND BY COUNTIES

COUNTY	NUMBER REPORTING	ESTIMATED VALUE	AVERAGE EST. VALUE
Fayette	24	451,900	18,829
Haywood	35	650,850	18,595
Maury	4	69,250	17,312
TOTAL	63	1,172,000	

TABLE 4

REAL VALUE OF LAND BY COUNTIES

COUNTY	NUMBER REPORTING	REAL VALUE OF LAND	AVERAGE REAL VALUE
Fayette	34	651,900	19,173
Haywood	30	632,600	21,088
Maury	26	235,800	9,069
TOTAL	90	1,520,360	

TABLE 5

ASSESSED VALUE OF LAND BY COUNTIES

COUNTY	NUMBER REPORTING	ASSESSED VALUE	AVERAGE ASSESSED VALUE
Fayette	36	322,929	8,970
Haywood	20	286,732	14,336
Maury	26	58,956	2,267
TOTAL	82	668,617	

TABLE 6

NUMBER OF CHILDREN IN FAMILY

NO. OF FAMILIES REPORTING	NO. OF CHILDREN	PERCENT	
17	0	11.6	11.6
20	1	13.6	25.2
22	2	15.0	40.1
5	3	3.4	43.5
14	4	9.5	53.1
9	5	6.1	59.2
7	6	4.8	63.9
5	8	3.4	71.0
32	9	21.8	93.2
4	10	2.7	95.9
3	11	2.0	98.0
1	12	.7	98.6
1	13	.7	99.3
1	NO RESPONSE	.7	100.0
TOTAL 147			

TABLE 7

PREVIOUS OWNERS' RACE

RACE	NO.	PERCENT	PERCENT
White	37	25.2	25.2
Black	94	63.9	89.1
Other	7	4.8	93.9
No Response	9	6.1	100.0
TOTAL	147	100	

TABLE 8

YEAR LAND WAS PURCHASED

COUNTY	Year Land Was Purchased 1944-54 No. of Families	1955-65 No. of Families	1966-74 No. of Families	TOTAL
Fayette	9	11	12	32
Haywood	8	9	6	23
Maury	10	7	3	20
TOTAL	27	27	21	75

*This study covered a 30 year period (1944-74). Sixty individuals purchased land prior to 1944.

CATEGORY F

Section I

Attitudes Toward Land

TABLE 9

An analysis of variance on variable No. 1:
Renting land is as personally self-fulfilling as owning land.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	2.358887	2.35889	1.12631	.2903
Within Groups	144	301.5869	2.09435		
TOTAL	145	303.9458			

$\bar{X}$ = 3.5 Males

$\bar{X}$ = 3.1 Females

TABLE 10

An analysis of variance on variable No. 2:

Preserving the natural beauty of land is more important than economic benefits.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	4.265381	4.26538	1.52516	.2189
Within Groups	144	402.7212	2.79667		
TOTAL	145	406.9366			

$\bar{X}$ = 2.8 Males

$\bar{X}$ = 2.4 Females

TABLE 11

An analysis of variance on variable No. 3:
Land ownership is important to my self image.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	.4667969	.466797	.787581	.3763
Within Groups	144	85.34839	.592697		
TOTAL	145	85.81519			

$\bar{X}$ = 1.5 Males

$\bar{X}$ = 1.6 Females

TABLE 12

An analysis of variance on variable No. 4:

It is alright to mortgage your land if you pay your bill on time.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	5.965088	5.96509	2.82422	.0950
Within Groups	144	304.1450	2.11212		
TOTAL	145	310.1101			

$\bar{X}$ = 2.6 Males

$\bar{X}$ = 3.1 Females

TABLE 13

An analysis of variance on variable No. 6:

Ownership of land is important to me because it can be passed on to my children.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	.9572754	.957275	1.22298	.2706
Within Groups	144	112.7141	.782737		
TOTAL	145	113.6714			

$\bar{X}$ = 1.6 Males

$\bar{X}$ = 1.4 Females

TABLE 14

An analysis of variance on variable No. 7:
Owning land is important for a personal sense of security.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	.1718750	.171875	.501601	.4800
Within Groups	144	49.34204	.342653		
TOTAL	145	49.51392			

$\bar{X}$ = 1.4 Males

$\bar{X}$ = 1.4 Females

TABLE 15

An analysis of variance on variable No. 8:

Land ownership contributes more to one's feeling of self-worth than owning other material possessions.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	.2802734	.280273	.340308	.5606
Within Groups	144	118.5967	.823588		
TOTAL	145	118.8770			

$\bar{X}$ = 1.6 Males

$\bar{X}$ = 1.7 Females

Section II

Perception of Institutional Practices Associated With the Transfer of Rural Land

TABLE 16

An analysis of variance on variable No. 1:
Many blacks have lost their land by illegal means.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	.8276367E-01	.827637E-01	.828270E-01	.7739
Within Groups	144	143.8899	.999235		
TOTAL	145	143.9727			

$\bar{X}$ = 2.0 Males

$\bar{X}$ = 1.9 Females

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TABLE 17

An analysis of variance on variable No. 2:

Most real estate officials make sure that blacks clearly understand legal papers in land transactions prior to having them sign.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	3.257080	3.25708	1.81326	.1802
Within Groups	144	258.6614	1.79626		
TOTAL	145	261.9185			

$\bar{X}$ = 3.6 Males

$\bar{X}$ = 4.0 Females

TABLE 18

An analysis of variance on variable No. 7:

The present system adequately notifies land owners of the time to pay property taxes.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	1.583740	1.58374	1.74759	.1883
Within Groups	144	130.4985	.906240		
TOTAL	145	132.0823			

$\bar{X}$ = 1.7 Males

$\bar{X}$ = 1.9 Females

TABLE 19

An analysis of variance on variable No. 8:

Much land is lost because of the failure of land owners to write wills.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	.2934570	.293457	.229678	.6325
Within Groups	144	183.9875	1.27769		
TOTAL	145	184.2810			

$\overline{X}$ = 2.4 Males

$\overline{X}$ = 2.2 Females

TABLE 20

An analysis of variance on variable No. 10:

In order to receive welfare assistance, one has to sell his or her land.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	1.361816	1.36182	.675873	.4124
Within Groups	144	290.1455	2.01490		
TOTAL	145	291.5073			

$\bar{X}$ = 3.6 Males

$\bar{X}$ = 3.8 Females

Section III

Perception of Status and Trends of Rural Land Ownership

TABLE 21

An analysis of variance on variable No. 1:

A sizeable amount of individuals lost their property because they failed to meet their mortgage obligations.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	.7299805E-01	.729980E-01	.709778E-01	.7903
Within Groups	144	148.0986	1.02846		
TOTAL	145	148.1716			

$\bar{X}$ = 1.9 Males

$\bar{X}$ = 1.9 Females

TABLE 22

An analysis of variance on variable No. 2:

An increasing number of young people are returning South from Northern cities to buy rural land.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	.6306152	.630615	.454402	.5013
Within Groups	144	199.8420	1.38779		
TOTAL	145	200.4727			

$\bar{X}$ = 2.5 Males

$\bar{X}$ = 2.3 Females

TABLE 23

An analysis of variance on variable No. 3:

Most blacks do not have adequate knowledge about the procedures involved in buying and selling land.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	.7983398E-01	.798340E-01	.844264E-01	.7718
Within Groups	144	136.1670	.945604		
TOTAL	145	136.2468			

$\bar{X}$ = 2.1 Males

$\bar{X}$ = 2.0 Females

TABLE 24

An analysis of variance on variable No. 5:

Because of the inability to make land a profitable investment, many blacks are forced to sell their plots.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	.2302240	.230225	.948278E-01	.7586
Within Groups	144	349.6060	2.42782		
TOTAL	145	349.8362			

$\bar{X}$ = 3.2 Males

$\bar{Y}$ = 3.1 Females

TABLE 25

An analysis of variance on variable No. 8:

Today, more people are aware of the date their land taxes are due.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	.6823730	.682373	1.18052	.2791
Within Groups	144	83.23584	.578027		
TOTAL	145	83.91821			

$\bar{X}$ = 1.7 Males

$\bar{X}$ = 1.5 Females

TABLE 26

An analysis of variance on variable No. 9:

Most land owners do not trust real estate officials.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	.1459961	.145996	.860295E-01	.7697
Within Groups	144	244.3748	1.69705		
TOTAL	145	244.5208			

$\bar{X}$ = 2.6 Males

$\bar{X}$ = 2.6 Females

TABLE 27

An analysis of variance on variable No. 10:

Many land owners are unsure of the validness of their deeds.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	1	.3435059	.343506	.212841	.6453
Within Groups	144	232.4033	1.61391		
TOTAL	145	232.7468			

$\bar{X}$ = 2.6 Males

$\bar{X}$ = 2.5 Females

CATEGORY C

Section I

Attitudes Toward Land

TABLE 28

An Analysis of Variance on Variable No. 1:

Renting land is as personally self fulfilling as owning land.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	20.18921	6.72974	3.34162	.0211
Within Groups	142	285.9756	2.01391		
TOTAL	145	306.1648			

$\bar{X}$ = 0 22 & B

$\bar{X}$ = 4.2 23 - 28

$\bar{X}$ = 3.8 39 - 54

$\bar{X}$ = 3.1 55 & A

TABLE 29

An Analysis of Variance on Variable No. 2:

Preserving the natural beauty of land is more important than economic benefits.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	21.44141	7.14713	2.63236	.0524
Within Groups	142	385.5452	2.71511		
TOTAL	145	406.9866			

$\bar{X}$ = 4.0 23 - 28

$\bar{X}$ = 2.7 39 - 54

$\bar{X}$ = 2.6 55 & A

TABLE 30

An Analysis of Variance on Variable No. 3:

Land ownership is important to my self image.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	9.346924	3.11564	5.79658	.0009
Within Groups	142	76.32446	.537496		
TOTAL	145	85.67139			

$\bar{X}$ = 2.3 23 - 28

$\bar{X}$ = 1.5 39 - 54

$\bar{X}$ = 1.4 55 & A

TABLE 31

An Analysis of Variance on Variable No. 4:

It is alright to mortgage your land if you pay your bill on time.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	.6706543	.223551	.10286	.9584
Within Groups	142	309.4395	2.17915		
TOTAL	145	310.1101			

$\bar{X}$ = 2.6 23 - 28

$\bar{X}$ = 2.8 39 - 54

$\bar{X}$ = 2.6 55 & A

TABLE 32

An Analysis of Variance on Variable No. 6:

Ownership of land is important to me because it can be passed on to my children.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	1.263672	.421224	.532861	.6605
Within Groups	142	112.2502	.790495		
TOTAL	145	113.5139			

$\bar{X}$ = 1.8 23 - 28

$\bar{X}$ = 1.6 39 - 54

$\bar{X}$ = 1.5 55 & A

TABLE 33

An Analysis of Variance on Variable No. 7:

Owning land is important for a personal sense of security.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	.5571289	.185710	.538654	.6566
Within Groups	142	48.95679	.344766		
TOTAL	145	49.51392			

$\bar{X}$ = 1.6 23 - 28

$\bar{X}$ = 1.4 39 - 54

$\bar{X}$ = 1.3 55 & A

TABLE 34

An Analysis of Variance on Variable No. 8:

Land ownership contributes more to one's feeling of self worth than owning other material possessions.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	1.811279	.603760	.732357	.5343
Within Groups	142	117.0657	.824406		
TOTAL	145	118.8770			

$\bar{X}$ = 2.0 23 - 28

$\bar{X}$ = 1.5 39 - 54

$\bar{X}$ = 1.6 55 & A

Section II

Perception of Institutional Practices Associated With the Transfer of Rural Land

TABLE 35

An Analysis of Variance on Variable No. 1:

Many blacks have lost their land by illegal means.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	.7502441	.250081	.255021	.8577
Within Groups	142	139.2498	.980632		
TOTAL	145	140.0000			

$\bar{X}$ = 1.8 23 - 28

$\bar{X}$ = 2.1 39 - 54

$\bar{X}$ = 1.9 55 & A

TABLE 36

An Analysis of Variance on Variable No. 2:

Most real estate officials make sure that blacks clearly understand legal papers in land transactions prior to having them sign.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	3.046875	1.01563	.553751	.6465
Within Groups	142	260.4399	1.83408		
TOTAL	145	263.4868			

$\bar{X}$ = 4.0 23 - 28

$\bar{X}$ = 3.8 39 - 54

$\bar{X}$ = 3.6 55 & A

TABLE 37

An Analysis of Variance on Variable No. 7:

The present system adequately notifies land owners of the time to pay property taxes.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	2.678223	.892741	.979639	.4043
Within Groups	142	129.4041	.911296		
TOTAL	145	132.0823			

$\bar{X}$ = 1.9 23 - 28

$\bar{X}$ = 1.5 39 - 54

$\bar{X}$ = 1.8 55 & A

TABLE 38

An Analysis of Variance on Variable No. 8:

Much land is lost because of the failure of land owners to write wills.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	2.691162	.897054	.711354	.5468
Within Groups	142	179.0693	1.26105		
TOTAL	145	181.7605			

$\bar{X}$ = 2.7 23 - 28

$\bar{X}$ = 2.4 39 - 54

$\bar{X}$ = 2.2 55 & A

TABLE 39

An Analysis of Variance on Variable No. 10:

In order to receive welfare assistance, one has to sell his or her land.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	.7697754	.256592	.125323	.9450
Within Groups	142	290.7375	2.04745		
TOTAL	145	291.5073			

$\bar{X}$ = 3.4 23 - 28

$\bar{X}$ = 3.6 39 - 54

$\bar{X}$ = 3.7 55 & A

Section III

Perception of Status and Trends of Rural Land Ownership

TABLE 40

An Analysis of Variance on Variable No. 1:

A sizeable amount of individuals lost their property because they failed to meet their mortgage obligations.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	3.312744	1.10425	1.10937	.3475
Within Groups	142	141.3450	.995387		
TOTAL	145	144.6577			

$\bar{X}$ = 2.3 23 - 28

$\bar{X}$ = 1.8 39 - 54

$\bar{X}$ = 1.8 55 & A

TABLE 41

An Analysis of Variance on Variable No. 2:

An increasing number of young people are returning South from Northern cities to buy rural land.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	6.375732	2.12524	1.57078	.1991
Within Groups	142	192.1243	1.35299		
TOTAL	145	198.5000			

$\bar{X}$ = 1.9 23 - 28

$\bar{X}$ = 2.7 39 - 54

$\bar{X}$ = 2.4 55 & A

TABLE 42

An Analysis of Variance on Variable No. 3:

Most blacks do not have adequate knowledge about the procedures involved in buying and selling land.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	7.578369	2.52612	2.86786	.0388
Within Groups	142	125.0793	.880840		
TOTAL	145	132.6577			

$\bar{X}$ = 2.4 23 - 28

$\bar{X}$ = 2.3 39 - 54

$\bar{X}$ = 1.9 55 & A

TABLE 43

An Analysis of Variance on Variable No. 5:

Because of the inability to make land a profitable investment, many blacks are forced to sell their plots.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	.9829102	.327637	.133061	.9402
Within Groups	142	349.6477	.246231		
TOTAL	145	350.6306			

$\bar{X}$ = 3.0 23 - 28

$\bar{X}$ = 3.3 39 - 54

$\bar{X}$ = 3.1 55 & A

TABLE 44

An Analysis of Variance on Variable No. 8:

Today, more people are aware of the date their land taxes are due.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	1.645264	.548421	.946554	.4200
Within Groups	142	82.27295	.579387		
TOTAL	145	83.91821			

$\bar{X}$ = 1.5 23 - 28

$\bar{X}$ = 1.8 39 - 54

$\bar{X}$ = 1.6 55 & A

TABLE 45

An Analysis of Variance on Variable No. 9:

Most land owners do not trust real estate officials.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	1.734863	.578288	.338227	.7977
Within Groups	142	242.7859	1.70976		
TOTAL	145	244.5208			

$\bar{X}$ = 2.8 23 - 28

$\bar{X}$ = 2.7 39 - 54

$\bar{X}$ = 2.5 55 & A

TABLE 46

An Analysis of Variance on Variable No. 10:

Many land owners are unsure of the validness of their deeds.

SOURCE	D.F.	SUM-OF-SQUARES	MEAN SQUARES	F-RATIO	F-PROB
Between Groups	3	1.427734	.475911	.292148	.8310
Within Groups	142	231.3191	1.62901		
TOTAL	145	232.7468			

$\bar{X}$ = 2.9 23 - 28

$\bar{X}$ = 2.6 39 - 54

$\bar{X}$ = 2.5 55 & A

CATEGORY D

SECTION I

ATTITUDES TOWARD LAND

TABLE 47

Percentages on variable No. 1:

Renting land is as personally self fulfilling as owning land.

CATEGORY	NUMBER	PERCENT
Agree	34	23.6
Disagree	110	76.6
TOTAL	144	100.0

TABLE 48

Percentages on variable No. 2:

Preserving the natural beauty of land is more important than economic benefits.

CATEGORY	NUMBER	PERCENT
Agree	86	59.3
Disagree	59	40.7
TOTAL	145	100.0

TABLE 49

Percentages on variable No. 3:

Land ownership is important to my self image.

CATEGORY	NUMBER	PERCENT
Agree	141	97.2
Disagree	4	2.8
TOTAL	145	100.0

TABLE 50

Percentages on variable No. 4:

It is alright to mortgage your land if you pay your bill on time.

CATEGORY	NUMBER	PERCENT
Agree	96	68.6
Disagree	44	31.4
TOTAL	140	100.0

TABLE 51

Percentages on variable No. 5:

Ownership of land is becoming more important to individuals in our mobile society.

CATEGORY	NUMBER	PERCENT
Agree	137	93.8
Disagree	9	6.2
TOTAL	146	100.0

TABLE 52

Percentages on variable No. 6:

Ownership of land is important to me because it can be passed on to my children.

CATEGORY	NUMBER	PERCENT
Agree	137	97.9
Disagree	3	2.1
TOTAL	140	100.0

TABLE 53

Percentages on variable No. 7:

Owning land is important for a personal sense of security.

CATEGORY	NUMBER	PERCENT
Agree	144	99.3
Disagree	1	.7
TOTAL	145	100.0

TABLE 54

Percentages on variable No. 8:

Land ownership contributes more to one's feeling of self worth than owning other material possessions.

CATEGORY	NUMBER	PERCENT
Agree	138	95.2
Disagree	7	4.8
TOTAL	145	100.0

TABLE 55

Percentages on variable No. 9:

One of the best ways of achieving personal status is through land ownership.

CATEGORY	NUMBER	PERCENT
Agree	132	90.4
Disagree	14	9.6
TOTAL	146	100.0

TABLE 56

Percentages on variable No. 10:

Decisions about who to sell land to should be based upon race.

CATEGORY	NUMBER	PERCENT
Agree	53	38.1
Disagree	86	61.9
TOTAL	139	100.0

SECTION II

Perception of Institutional Practices Associated

With the Transfer of Rural Land

TABLE 57

Percentages on variable No. 1:

Many blacks have lost their land by illegal means.

CATEGORY	NUMBER	PERCENT
Agree	126	96.2
Disagree	5	3.8
TOTAL	131	100.0

TABLE 58

Percentages on variable No. 2:

Most real estate officials make sure that blacks clearly understand legal papers in land transactions prior to having them sign.

CATEGORY	NUMBER	PERCENT
Agree	41	31.1
Disagree	91	68.9
TOTAL	132	100.0

TABLE 59

Percentages on variable No. 3:

The refusal of mortgage companies to make loans to blacks has contributed significantly to the shortage of black owned land.

CATEGORY	NUMBER	PERCENT
Agree	114	88.4
Disagree	15	11.6
TOTAL	129	100.0

TABLE 60

Percentages on variable No. 4:

Persons in official capacities often work together to gain possession of black owned rural land.

CATEGORY	NUMBER	PERCENT
Agree	112	88.2
Disagree	15	11.8
TOTAL	127	100.0

TABLE 61

Percentages on variable No. 5:

When a land owner dies real estate officials often make sure that the acreage is evenly divided among relatives.

CATEGORY	NUMBER	PERCENT
Agree	48	43.6
Disagree	62	56.4
TOTAL	110	100.0

TABLE 62

Percentages on variable No. 6:

Often individuals mortgage their property to buy food and other necessities, but many eventually loose their property.

CATEGORY	NUMBER	PERCENT
Agree	109	80.7
Disagree	26	19.3
TOTAL	135	100.0

TABLE 63

Percentages on variable No. 7:

The present system adequately notifies land owners of the time to pay property taxes.

CATEGORY	NUMBER	PERCENT
Agree	136	93.2
Disagree	10	6.8
TOTAL	146	100.0

TABLE 64

Percentages on variable No. 8:

Much land is lost because of the failure of land owners to write wills.

CATEGORY	NUMBER	PERCENT
Agree	114	90.3
Disagree	11	8.7
TOTAL	125	100.0

TABLE 65

Percentages on variable No. 9:

Often blacks are forced to sell their land, especially when it is valuable.

CATEGORY	NUMBER	PERCENT
Agree	77	61.6
Disagree	48	38.4
TOTAL	125	100.0

TABLE 66

Percentages on variable No. 10:

In order to receive welfare assistance, one has to sell his or her land.

CATEGORY	NUMBER	PERCENT
Agree	47	36.4
Disagree	82	63.6
TOTAL	125	100.0

SECTION III

Perception of Status and Trends of

Rural Land Ownership

TABLE 67

Percentages on variable No. 1:

A sizeable amount of individuals lost their property because they failed to meet their mortgage obligations.

CATEGORY	NUMBER	PERCENT
Agree	128	97.0
Disagree	4	3.0
TOTAL	132	100.0

TABLE 68

Percentages on variable No. 2:

An increasing number of young people are returning South from Northern cities to buy rural land.

CATEGORY	NUMBER	PERCENT
Agree	104	90.4
Disagree	11	9.6
TOTAL	115	100.0

TABLE 69

Percentages on variable No. 3:

Most blacks do not have adequate knowledge about the procedures involved in buying and selling land.

CATEGORY	NUMBER	PERCENT
Agree	126	91.4
Disagree	12	8.6
TOTAL	138	100.0

TABLE 70

Percentages on variable No. 4:

Due to the changing times, many individuals are holding on to their land.

CATEGORY	NUMBER	PERCENT
Agree	134	96.4
Disagree	5	3.6
TOTAL	139	100.0

TABLE 71

Percentages on variable No. 5:

Because of the inability to make land a profitable investment, many blacks are forced to sell their plots.

CATEGORY	NUMBER	PERCENT
Agree	79	59.0
Disagree	55	41.0
TOTAL	134	100.0

TABLE 72

Percentages on variable No. 6:

It is more profitable to own land today than it was ten years ago.

CATEGORY	NUMBER	PERCENT
Agree	134	93.7
Disagree	9	6.3
TOTAL	143	100.0

TABLE 73

Percentages on variable No. 7:

Most farm land is not in use; it stands idle.

CATEGORY	NUMBER	PERCENT
Agree	60	42.6
Disagree	81	57.4
	TOTAL 141	100.0

TABLE 74

Percentages on variable No. 8:

Today, more people are aware of the date their land taxes are due.

CATEGORY	NUMBER	PERCENT
Agree	139	96.6
Disagree	5	3.4
TOTAL	144	100.0

TABLE 75

Percentages on variable No. 9:

Most land owners do not trust real estate officials.

CATEGORY	NUMBER	PERCENT
Agree	99	85.3
Disagree	17	14.7
TOTAL	116	100.0

TABLE 76

Percentages on variable No. 10:

Many land owners are unsure of the validness of their deeds.

CATEGORY	NUMBER	PERCENT
Agree	105	82.2
Disagree	23	17.8
TOTAL	128	100.0

CATEGORY E

SECTION I

Attitudes Toward Land

By Sex

TABLE 77

Percentages on variable No. 1:

Renting land is as personally self fulfilling as owning land.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	23	20	91	80	114
Female	11	38	18	62	29
TOTAL	34		109		143

TABLE 78

Percentages on variable No. 3:

Land ownership is important to my self image.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	110	96	4	4	114
Female	30	100	0	0	30
TOTAL	140		4		144

TABLE 79

Percentages on variable No. 4:

It is alright to mortgage your land if you pay your bill on time.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	79	72	30	28	109
Female	17	57	13	43	30
TOTAL	96		43		139

TABLE 80

Percentages on variable No. 5:

Ownership of land is becoming more important to individuals in our mobile society.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	108	95	6	5	114
Female	28	90	3	10	31
TOTAL	136		9		145

TABLE 81

Percentages on variable No. 7:

Owning land is important for a personal sense of security.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	112	99	1	1	113
Female	31	100	0	0	31
TOTAL	143		1		144

TABLE 82

Percentages on variable No. 8:

Land ownership contributes more to one's feeling of self worth than owning other material possessions.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	107	94	7	6	114
Female	30	100	0	0	30
TOTAL	137		7		144

TABLE 83

Percentages on variable No. 9:

One of the best ways of achieving personal status is through land ownership.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	103	90	11	10	114
Female	28	90	3	10	31
TOTAL	131		14		145

TABLE 84

Percentages on variable No. 10:

Decisions about who to sell land to should be based upon race.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	43	39	66	61	109
Female	9	31	20	69	29
TOTAL	52		86		138

SECTION II

Perception of Institutional Practices Associated With the Transfer of Rural Land

TABLE 85

Percentages on variable No. 1:

Many blacks have lost their land by illegal means.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	97	96	4	4	101
Female	28	97	1	3	29
TOTAL	125		5		130

TABLE 86

Percentages on variable No. 2:

Most real estate officials make sure that blacks clearly understand legal papers in land transactions prior to having them sign.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	35	33	70	67	105
Female	6	23	20	77	26
TOTAL	41		90		131

TABLE 87

Percentages on variable No. 3:

The refusal of mortgage companies to make loans to blacks has contributed significantly to the shortage of black owned land.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	88	87	13	13	101
Female	25	93	2	7	27
TOTAL	113		15		128

TABLE 88

Percentages on variable No. 4:

Persons in official capacities often work together to gain possession of black owned rural land.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	87	88	12	12	99
Female	24	89	3	11	27
TOTAL	111		15		126

TABLE 89

Percentages on variable No. 6:

Often individuals mortgage their property to buy food and other necessities, but many eventually loose their property.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	88	82	19	18	107
Female	20	74	7	26	27
TOTAL	108		26		134

TABLE 90

Percentages on variable No. 8:

Much land is lost because of the failure of land owners to write wills.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	89	92	8	8	107
Female	24	86	3	14	27
TOTAL	113		11		134

TABLE 91

Percentages on variable No. 9:

In order to receive welfare assistance, one has to sell his or her land.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	57	59	39	41	96
Female	19	68	9	32	28
TOTAL	76		48		124

TABLE 92

Percentages on variable No. 10:

In order to receive welfare assistance, one has to sell hir or her land.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	39	39	61	61	100
Female	7	25	21	75	28
TOTAL	46		82		128

SECTION III

Perception of Status and Trends of

Rural Land Ownership

TABLE 93

Percentages on variable No. 1:

A sizeable amount of individuals lost their property because they failed to meet their mortgage obligations.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	100	96	4	4	104
Female	27	100	0	0	27
TOTAL	127		4		131

TABLE 94

Percentages on variable No. 3:

Most blacks do not have adequate knowledge about the procedures involved in buying and selling land.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	97	91	10	9	107
Female	29	94	2	6	31
TOTAL	126		12		138

TABLE 95

Percentages on variable No. 4:

Due to the changing times, many individuals are holding on to their land.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	104	95	5	5	109
Female	29	100	0	0	29
TOTAL	133		5		138

TABLE 96

Percentages on variable No. 5:

Because of the inability to make land a profitable investment, many blacks are forced to sell their plots.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	60	58	44	42	104
Female	18	62	11	38	29
TOTAL	78		55		133

TABLE 97

Percentages on variable No. 6:

It is more profitable to own land today than it was ten years ago.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	102	92	9	8	111
Female	31	100	0	0	31
TOTAL	133		9		142

TABLE 98

Percentages on variable No. 7:

Most farm land is not in use; it stands idle.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	46	42	64	58	110
Female	14	47	16	43	30
TOTAL	60		80		140

TABLE 99

Percentages on variable No. 8:

Today, more people are aware of the date their land taxes are due.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	108	96	5	4	113
Female	31	100	0	0	31
TOTAL	139		5		144

TABLE 100

Percentages on variable No. 9:

Most land owners do not trust real estate officials.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	77	86	13	14	90
Female	21	84	4	16	25
TOTAL	98		17		115

TABLE 101

Percentages on variable No. 10:

Many land owners are unsure of the validness of their deeds.

SEX	AGREE		DISAGREE		
	Number	Percent	Number	Percent	TOTAL
Male	81	82	18	18	99
Female	24	83	5	17	29
TOTAL	105		23		128

Chapter V

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The findings of this study lead the researchers to conclude:

1. That blacks generally agree that ownership of rural land is desirable.
2. That black landowners are in dire need of more knowledge regarding real estate legal matters, i.e., writing wills, mortgage foreclosures, heir property, property appraisal, partition sales, tax sales, eminent domain, etc.
3. That a large per cent of black owned rural land was lost by illegal means, primarily initiated by lawyers, land speculators, and county officials.
4. That females are more likely to show a greater concern for rural land retention than males.
5. That a vast majority of black owned rural land is owned by individuals 55 years of age and above.
6. That the failure of mortgage companies to make loans to blacks has contributed significantly to the shortage of black owned land.
7. That blacks are more likely to purchase rural land from blacks than from whites.
8. That illiteracy among rural blacks has contributed to land loss, primarily because of their inability to effectively negotiate during real estate transactions.
9. That blacks are notified in ample time to pay property taxes.

10. That younger blacks are not aggressively purchasing rural land.
11. That "official" courthouse land records are not always accurate. Discrepancies as to the total acreage owned are common between the offices of the Registrar and the County Tax Assessor. In essence, many blacks do not know how much land they own.
12. That land owners often fail to keep their records current with those kept in the courthouse. As a result, title to land is often found in the name of persons that are deceased.
13. That rural land is still being sold at an alarming rate and often for a very nominal amount. Black rural landowners do not identify with the local "Courthouse Establishment."
14. That blacks often regard persons in official capacities in the courthouse with fear, distrust and suspicion.
15. That many blacks are unsure of the validness of their deeds.
16. That many blacks lack the financial resources and technical skills needed to transform their land into a profitable investment. Many black landowners are too old and too poor to make their land profitable, and therefore, high taxes are causing a constant strain on their income.
17. That the millions of blacks who migrated from the South contributed significantly to the decline in black owned rural land.
18. That the Census of Agriculture is an unacceptable research data resource because of the procedure used to record information on black farm owners and farm operators and because the data are outdated.

Recommendations

As a result of the findings of this study and due to the paucity of research relative to the issue of "Black Rural Land Decline," the followings recommendations were made:

1. Extensive research projects should be conducted which cover various aspects of the issue of "Black Rural Land Decline," but are less dependent upon the Census of Agriculture resource data.
2. Institutions of higher education should become more involved in this crucial problem through the initiation of research projects, practica, and seminars, that will directly improve the knowledge of black landowners in real estate transactions.
3. Funding agencies should commit more financial resources to support projects dealing with this important issue.
4. A national network should be established to give more attention to the concerns surrounding the issue of "Black Rural Land Declene."
5. The local courthouse staffs should make a greater effort to locate owners of "tax delinquent property." Advertisement in local as well as major newspapers would allow many heir property owners to rescue tax delinquent land.

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APPENDIX

Special or Unusual

Circumstances Concerning Black Rural Landowners

(Eight Cases)

SPECIAL OR UNUSUAL

CIRCUMSTANCES CONCERNING BLACK RURAL LANDOWNERS

CASE I

Mr. & Mrs. Wiley Gordon Jr.
Route 2 Box 114
Mt. Pleasant, Tennessee

Age: 55 and above
Sex: Male
Number of Children: 2

Employment: Farmer
Number of Acres: 71.5
Previous Owner: Wiley Gordon Sr.
Previous Owner Race: Black

Mr. Gordon stated that quite some time after he had made the final payment on the tract, an unknown heir came forward, demanded his share. As a result the Gordons had to pay an additional $1,000 in order to keep their land.

Mr. Gordon Sr., did not have a clear title to the land, but because he had owned the land a number of years, it never occurred to the son to have the records searched. None of them knew that he did not have a clear title. Mr. Gordon said that years ago things like this often happened, but he doesn't think it happens in this area now.

CASE II

Mr. Harry Matthews
Route 1
Columbia, Tennessee

Age: 55 and above
Sex: Male
Number of Children: 0

Employment: Retired
Number of Acres: 7
Previous Owner: Lou Willie Smith
Previous Owner Race: Black

Back in 1927, a large tract of land located in what is now called Canan, was cut into tracts of 7, 5, 2, 3, and 1 acres.

Tover & Dennis loaned money to buyers of land. There were many buyers. Mr. Matthews bought 2 acres. He was making payments on this land regularly. Surprisingly, he was informed that the mortgage company had foreclosed his loan, and had sold the tract - this same thing had happened to other buyers. Mr. Matthews immediately contacted an influential white friend who investigated the procedures used by Tover & Dennis, reported same to the County officials, a correction was made and Mr. Matthews was allowed to finish paying for his tract. Later, he purchased additional land.

CASE III

The Rogers Estate
Route 1, Box 355
Mt. Pleasant, Tennessee

Age: 38
Sex: Males
Number of Children: Unknown

Employment: Unknown
Number of Acres: 53
Previous Owner: Rev. Manuel Jennings
Previous Owner Race: Black

This tract of land was given to this group of brothers and sisters by Rev. Manuel Jennings (deceased).

Only Clinton and Ivan live here in Mt. Pleasant. Eugene is in Harvey, Illionis, Harold is in Chicago, Charles is in Cinncinati, Ohio, and Linda Ruth is in Kankakee, Illionis.

Charles, who is a chemist with the Environmental Protective Agency, has advised the group to develop an orchard on the tract of land. They are in the process of setting out fruit trees and grapevines as an investment for the future. All of them invested an equal amount into the purchase of the trees.

Charles has also been responsible for a grant being given to the Department of Agriculture at Tennessee State University.

CASE IV

Mr. Warner Chavers
Route 1, Box 275-B
Mt. Pleasant, Tennessee

Age: Unknown
Sex: Male
Number of Children: 2

Employment: farmer
Number of Acres: 202
Previous Owner: Nick Chavers Estate
Previous Owner Race: Black

The Chavers farm has been within the family over a hundred years. The first owner of the land was Nick Chavers.

Nick Chavers was born to a slave, who was the mistress of a large plantation owner and slaveholder. The mother of Nick Chavers became pregnant by her Master, who immediately freed her, because he did not want his child to be born a slave. After the baby was born and it was a son, the plantation owner immediately deeded the baby (Nick) 500 acres of land.

Nick Chavers married in 1872. He and his wife, Kizzie lived on the farm. They had six sons and five daughters.

After their death, the sons and daughters kept the farm as a whole for a while. Later some of them claimed their share of the estate and a large portion of the estate was sold.

Warner Chavers paid off a mortgage on his father's part of the estate that had been made by his father.

CASE V

Mrs. Precilla Hobson
Route 2, Box 108
Somerville, Tennessee

Age: 55 and above
Sex: Female
Number of Children: 8

Employment: Housewife
Number of Acres: 150
Previous Owner: Unknown

Mrs. Precilla Hobson owns 150 acres of land. Her husband had a stroke and has been ill for over a year. Her land is not being farmed or used presently. Mrs. Hobson does not work and all her time is spent caring for her husband. She has applied for foodstamps, but the Welfare Department has refused to give her foodstamps because of the land she owns. She is very bitter about this situation. She felt that there were many other people in the county that owned more land than she did and they were receiving foodstamps with no problems. Mrs. Hobson is over 55 years of age. She has no intention of selling her land.

CASE VI

Mr. Dallas Bills
Route 2
Somerville, Tennessee

Age: 55 and above
Sex: Male
Number of Children: 8

Employment: Farmer
Number of Acres: 2.6
Previous Owner: Dr. Williams
Previouw Owner Race: Black

Somerville, Tennessee, a very rural county located in West Tennessee. Because of the sensitiveness of the issue of land ownership, many people were hesitant about talking to strangers about their land. Mr. Dallas Bills of Somerville, Tennessee owns two acres of land. He lives on his land in a very nice frame house. He has a small garden near his home.

Mr. Bills was very skeptical about talking to strangers about his land. After convincing Mr. Bills that the information being gathered was for a study of rural landowners that may be of some value to landowners in the future, he reluctantly agreed to an interview.

Mr. Bills fear was understandable, in light of a story he related concerning an incident where a white man had given $15,000 cash to a black man to buy his land, under the false pretense that he was buying this land for himself. Mr. Bills did not yield to this pressure, however, he refused to sell his land to anyone black or white.

CASE VII

Mr. Anderson Rickman
Route 2 Box 177
Gallatin, Tennessee

Age: 55 and above
Sex: Male
Number of Children: 1

Employment: Farmer
Number of Acres: 106
Previous Owner: Tom Rickman

Race: Black

Mr. Anderson Rickman is a black rural landowner. He owns 106 acres of rural land in Trousdale County which is about 15 miles from Gallatin, Tennessee. Mr. Rickman's land is idle, except for a few beef cattle he raises. Mr. Rickman lives in a rural community in Gallatin called Peach Valley. He rents a room form another elderly couple in this small community.

Mr. Rickman's view is traditional. He beleives in rural landownership, and his father passed this land on to him. Mr. Rickman intends to will his 106 acres to his son. Mr. Rickman believes that land should never be passed from the hands of black families as long as there are members of the family living.

Mr. Rickman is 68 years old. He does not live on his land because it is too far away from grocery stores and other necessary points. Mr Rickman's health is poor, therefore, he feels the need to live close to others in case of illness. He is divorced and has one son that is married and lives in another city.

CASE VIII

Henry Buford
Route 2
Gallatin, Tennessee

Age: 55 and above
Sex: Male
Number of Children: 5

Employment: Retired
Number of Acres: 5
Previouw Owner: Mrs. Hester

Race: White

Mr. Henry Bufore is an elderly gentleman 80 years old, but very much aware of the value and the sacredness of rural landownership. Mr. Buford and his brother Charlie owns 5 acres of land in Sumner County. Mr. Henry Buford once owned all this land free and clear, however, like many black landowners Mr. Buford was forced to mortgage his land because of mounting medical expenses.

After getting in debt over $400, Mr. Buford became ill and went into the hospital and stayed for over a year. While he was ill, Mr. Buford's brother Charlie and his white employer, Mrs. Hester, had the title of Mr. Henry Buford's property changed to his brother's name. With the understanding that his brother Charlie Buford would satisfy the debts of Mr. Henry Buford.

When Mr. Henry Buford recuperated from his illness and offered to repay his brother and re-claim his land, his brother refused. Mr. Charlie Buford did agree, however, to allow Mr. Henry Buford to stay on the property and have control over it for the rest of his life. Mr. Henry Buford feels unhappy about this but he has accepted the situation.